

MHA + COCC  
**Income statement PUM**

Period = Dec 2014

Book = Accrual ; Tree = ysl\_is

	Period to Date	Period PUM	%	Year to Date	Period PUM	%
<b>INCOME</b>						
<b>TENANT INCOME</b>						
Rental Income						
Tenant Rent	140,894.00	284.06	0.00	416,601.00	279.97	0.00
<b>Total Rental Income</b>	<b>140,894.00</b>	<b>284.06</b>	<b>0.00</b>	<b>416,601.00</b>	<b>279.97</b>	<b>0.00</b>
Other Tenant Income						
Laundry and Vending	0.00	0.00	0.00	6,507.53	4.37	0.00
NSF Charges	0.00	0.00	0.00	50.00	0.03	0.00
Tenant Owned / Excess Utilities	0.00	0.00	0.00	180.00	0.12	0.00
Other Misc.Tenant Charges	95.00	0.19	0.00	465.00	0.31	0.00
<b>Total Other Tenant Income</b>	<b>95.00</b>	<b>0.19</b>	<b>0.00</b>	<b>7,202.53</b>	<b>4.84</b>	<b>0.00</b>
<b>NET TENANT INCOME</b>	<b>140,989.00</b>	<b>284.25</b>	<b>0.00</b>	<b>423,803.53</b>	<b>284.81</b>	<b>0.00</b>
<b>GRANT INCOME</b>						
HUD PHA Operating Grants/Subsidy	122,698.00	247.38	0.00	368,085.00	247.37	0.00
<b>TOTAL GRANT INCOME</b>	<b>122,698.00</b>	<b>247.38</b>	<b>0.00</b>	<b>368,085.00</b>	<b>247.37</b>	<b>0.00</b>
<b>OTHER INCOME</b>						
Interest Income	679.96	1.37	0.00	1,989.67	1.34	0.00
Computer/IT Support Income	3,802.40	7.67	0.00	11,407.20	7.67	0.00
HCDC - Management Services Income	7,277.51	14.67	0.00	21,715.36	14.59	0.00
Property Mgmt Fee Income	32,376.11	65.27	0.00	97,061.02	65.23	0.00
Asset Mgmt Fee Income	4,960.00	10.00	0.00	14,880.00	10.00	0.00
Bookkeeping Fee Income	4,823.20	9.72	0.00	14,485.30	9.73	0.00
Prog Mgmt Fee Inc - JCP Antenna Rental 10%	478.93	0.97	0.00	1,436.79	0.97	0.00
Prog Mgmt Fee Inc - JCP Office Space Rental 10'	96.00	0.19	0.00	288.00	0.19	0.00
Prog Mgmt Fee Inc - RVW Office Space Rental 10'	24.00	0.05	0.00	72.00	0.05	0.00
Prog Mgmt Fee Inc - MVP Office Space Rental 10'	500.00	1.01	0.00	1,500.00	1.01	0.00
Prog Mgmt Fee Inc - Capital Fund 8%	4,392.83	8.86	0.00	13,178.49	8.86	0.00
Prog Mgmt Fee Inc - HCFC 10% NetInc	88.41	0.18	0.00	88.41	0.06	0.00
Prog Mgmt Fee Inc - HCPM 10% NetInc	131.01	0.26	0.00	290.77	0.20	0.00
Prog Mgmt Fee Inc - Wildwood HA	6,666.67	13.44	0.00	20,000.01	13.44	0.00
Prog Mgmt Fee Inc - S8 Admin 10%	1,387.50	2.80	0.00	4,102.50	2.76	0.00
Prog Mgmt Fee Inc - Salem HA	11,305.33	22.79	0.00	33,915.99	22.79	0.00
Lease Enforcement Fee For Service Income	3,155.60	6.36	0.00	9,466.80	6.36	0.00
Maintenance Fee For Service Income	7,581.82	15.29	0.00	26,098.28	17.54	0.00
Caring Licensing Fee	1,089.67	2.20	0.00	4,539.84	3.05	0.00
Miscellaneous Other Income	13,420.28	27.06	0.00	16,063.60	10.80	0.00
Misc Other Income-Buck St Office Rental	5,000.00	10.08	0.00	15,000.00	10.08	0.00
Misc Other Income-Office Space Rental	3,000.00	6.05	0.00	9,000.00	6.05	0.00
Misc Income-Antenna Rental	4,789.27	9.66	0.00	14,367.81	9.66	0.00
<b>TOTAL OTHER INCOME</b>	<b>117,026.50</b>	<b>235.94</b>	<b>0.00</b>	<b>330,947.84</b>	<b>222.41</b>	<b>0.00</b>
<b>TOTAL INCOME</b>	<b>380,713.50</b>	<b>767.57</b>	<b>0.00</b>	<b>1,122,836.37</b>	<b>754.59</b>	<b>0.00</b>

**EXPENSES**

**ADMINISTRATIVE**

<b>Administrative Salaries</b>						
Administrative Salaries	55,677.45	112.25	0.00	165,300.85	111.09	0.00
Employee Benefit-Health/Dental/Eye	5,487.87	11.06	0.00	15,718.92	10.56	0.00
<b>Total Administrative Salaries</b>	<b>61,165.32</b>	<b>123.32</b>	<b>0.00</b>	<b>181,019.77</b>	<b>121.65</b>	<b>0.00</b>
<b>Legal Expense</b>						
Credit/Criminal Background Checks	36.00	0.07	0.00	336.52	0.23	0.00
General Legal Expense	7,220.52	14.56	0.00	21,542.52	14.48	0.00
<b>Total Legal Expense</b>	<b>7,256.52</b>	<b>14.63</b>	<b>0.00</b>	<b>21,879.04</b>	<b>14.70</b>	<b>0.00</b>
<b>Other Admin Expenses</b>						
Staff Training	40.00	0.08	0.00	-527.00	-0.35	0.00
Staff Travel	2,296.68	4.63	0.00	6,281.11	4.22	0.00
Accounting Fees	5,425.00	10.94	0.00	9,225.00	6.20	0.00
Auditing Fees	1,915.35	3.86	0.00	5,746.05	3.86	0.00
Licenses/Fees/Permits	2,409.00	4.86	0.00	5,516.00	3.71	0.00
Office Rent	1,800.00	3.63	0.00	5,400.00	3.63	0.00
Professional Fees/Services	0.00	0.00	0.00	705.00	0.47	0.00
<b>Total Other Admin Expenses</b>	<b>13,886.03</b>	<b>28.00</b>	<b>0.00</b>	<b>32,346.16</b>	<b>21.74</b>	<b>0.00</b>
<b>Miscellaneous Admin Expenses</b>						
Publications/Subscriptions	356.00	0.72	0.00	768.50	0.52	0.00
Membership Dues and Fees	622.50	1.26	0.00	622.50	0.42	0.00
Telephone	2,012.12	4.06	0.00	5,118.32	3.44	0.00
Office Supplies	1,887.71	3.81	0.00	3,721.10	2.50	0.00
Copier and Supplies	1,631.75	3.29	0.00	3,400.32	2.29	0.00
Cell Phones/Pagers	1,927.61	3.89	0.00	5,063.75	3.40	0.00
Payroll Services	496.17	1.00	0.00	1,395.11	0.94	0.00
Postage/Express	709.82	1.43	0.00	4,367.47	2.94	0.00
Legal Ads	344.09	0.69	0.00	1,406.41	0.95	0.00
Internet	1,594.97	3.22	0.00	3,840.85	2.58	0.00
Answering Service/Voicemail	278.74	0.56	0.00	1,005.43	0.68	0.00
Other Misc Admin Expenses	725.00	1.46	0.00	725.00	0.49	0.00
Employee Services	650.00	1.31	0.00	336.00	0.23	0.00
Sponsorships	0.00	0.00	0.00	995.00	0.67	0.00
Bank/Credit Card Fees	89.24	0.18	0.00	273.62	0.18	0.00
Cable TV	175.72	0.35	0.00	396.36	0.27	0.00
Computer Software	0.00	0.00	0.00	115.00	0.08	0.00
Computer/IT Support Expense	4,200.75	8.47	0.00	13,403.57	9.01	0.00

Computer System Support	2,120.54	4.28	0.00	6,361.62	4.28	0.00
Caring, Inc. misc	274.33	0.55	0.00	461.20	0.31	0.00
HCPM - Mgmt Fee Expense	1,769.93	3.57	0.00	5,844.84	3.93	0.00
Property Mgmt Fee Expense	32,376.11	65.27	0.00	97,061.02	65.23	0.00
Asset Mgmt Fee Expense	4,960.00	10.00	0.00	14,880.00	10.00	0.00
Bookkeeping Fee Expense	3,607.50	7.27	0.00	11,315.00	7.60	0.00
Prog Mgmt Fee Exp - JCP Antenna Rental 10'	478.93	0.97	0.00	1,436.79	0.97	0.00
Prog Mgmt Fee Exp - JCP Office Space Renta	96.00	0.19	0.00	288.00	0.19	0.00
Prog Mgmt Fee Exp - RVW Office Space Rent	24.00	0.05	0.00	72.00	0.05	0.00
Prog Mgmt Fee Exp - MVP Office Space Renti	500.00	1.01	0.00	1,000.00	0.67	0.00
HCPM-Contract - Fee For Service Expense	6,591.00	13.29	0.00	18,726.50	12.59	0.00
Total Miscellaneous Admin Expenses	70,500.53	142.14	0.00	204,401.28	137.37	0.00
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>152,808.40</b>	<b>308.08</b>	<b>0.00</b>	<b>439,646.25</b>	<b>295.46</b>	<b>0.00</b>
<b>TENANT SERVICES</b>						
Tenant Svcs - Tenant Participation	0.00	0.00	0.00	5,228.55	3.51	0.00
Tenant Svcs - HCFC Activities-	2,071.83	4.18	0.00	6,403.50	4.30	0.00
<b>TOTAL TENANT SERVICES EXPENSES</b>	<b>2,071.83</b>	<b>4.18</b>	<b>0.00</b>	<b>11,632.05</b>	<b>7.82</b>	<b>0.00</b>
<b>UTILITY EXPENSES</b>						
Water & Sewer	27,190.68	54.82	0.00	81,633.84	54.86	0.00
Electricity	23,953.39	48.29	0.00	73,508.67	49.40	0.00
Electricity-Vacant Units	30.07	0.06	0.00	149.12	0.10	0.00
Gas	19,666.37	39.65	0.00	29,356.08	19.73	0.00
<b>TOTAL UTILITY EXPENSES</b>	<b>70,840.51</b>	<b>142.82</b>	<b>0.00</b>	<b>184,647.71</b>	<b>124.09</b>	<b>0.00</b>
<b>MAINTENANCE EXPENSES</b>						
General Maint Expense						
Maintenance Fee For Service Expense	7,429.46	14.98	0.00	25,588.74	17.20	0.00
Maintenance Salaries	19,575.44	39.47	0.00	57,902.42	38.91	0.00
Maintenance Labor Overtime	3,076.98	6.20	0.00	9,309.18	6.26	0.00
Employee Benefit-Health/Dental/Eye	1,723.73	3.48	0.00	4,753.10	3.19	0.00
Maintenance Uniforms	1,200.00	2.42	0.00	1,200.00	0.81	0.00
Vehicle Gas, Oil, Repairs, Supplies	3,199.57	6.45	0.00	3,199.57	2.15	0.00
Vehicle Title/Registration	75.00	0.15	0.00	75.00	0.05	0.00
Total General Maint Expense	36,280.18	73.15	0.00	102,028.01	68.57	0.00
Materials						
Materials-Electrical	190.50	0.38	0.00	629.57	0.42	0.00
Materials-Plumbing	1,174.79	2.37	0.00	2,421.05	1.63	0.00
Materials-Heating	1,567.15	3.16	0.00	4,096.40	2.75	0.00
Materials-Flooring	2,033.65	4.10	0.00	2,893.19	1.94	0.00
Materials-Paint	265.50	0.54	0.00	524.83	0.35	0.00
Materials-Janitorial/Cleaning	77.80	0.16	0.00	2,164.90	1.45	0.00
Materials-Lumber	450.83	0.91	0.00	518.28	0.35	0.00
Materials-Maintenance Supplies	0.00	0.00	0.00	964.10	0.65	0.00
Materials-Grounds	874.00	1.76	0.00	5,833.99	3.92	0.00
Materials-Miscellaneous	478.21	0.96	0.00	937.82	0.63	0.00
Materials-Equipment Repairs	6,491.95	13.09	0.00	9,340.73	6.28	0.00
Materials-Appliance Parts	792.00	1.60	0.00	792.00	0.53	0.00
Materials-Safety Equipment	2,040.09	4.11	0.00	9,115.57	6.13	0.00
Materials-Hardware	61.35	0.12	0.00	486.54	0.33	0.00
Materials-Glass/Screens	410.00	0.83	0.00	11,142.10	7.49	0.00
Materials-Doors / Keys	201.59	0.41	0.00	3,512.39	2.36	0.00
Materials-Drywall/Plaster	1,330.00	2.68	0.00	1,400.59	0.94	0.00
Materials-Tools	0.00	0.00	0.00	100.54	0.07	0.00
Total Materials	18,439.41	37.18	0.00	56,874.59	38.22	0.00
Contract Costs						
Contract-Elevator Monitoring	2,805.19	5.66	0.00	24,568.50	16.51	0.00
Contract-Trash Removal	3,951.10	7.97	0.00	11,852.59	7.97	0.00
Contract-Extermination/Pest Control	1,506.00	3.04	0.00	3,593.00	2.41	0.00
Contract-Extermination/Bed Bug	1,400.00	2.82	0.00	2,300.00	1.55	0.00
Contract-Grounds	6,362.86	12.83	0.00	17,983.72	12.09	0.00
Contract-Floor Covering	0.00	0.00	0.00	1,962.00	1.32	0.00
Contract-Alarm System Monitoring	3,595.90	7.25	0.00	3,820.90	2.57	0.00
Contract-Electrical	0.00	0.00	0.00	1,000.00	0.67	0.00
Contract-Plumbing	4,470.90	9.01	0.00	9,990.72	6.71	0.00
Contract-Roofing	175.00	0.35	0.00	1,375.00	0.92	0.00
Contract-Painting	0.00	0.00	0.00	1,600.00	1.08	0.00
Contract-Consultants	732.00	1.48	0.00	732.00	0.49	0.00
Total Contract Costs	24,998.95	50.40	0.00	80,778.43	54.29	0.00
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>79,718.54</b>	<b>160.72</b>	<b>0.00</b>	<b>239,681.03</b>	<b>161.08</b>	<b>0.00</b>
<b>GENERAL EXPENSES</b>						
Insurance	18,053.87	36.40	0.00	53,051.83	35.65	0.00
PILOT-Payments in Lieu of Taxes	7,045.44	14.20	0.00	21,136.32	14.20	0.00
Employee Benefits-Health/Dental/Optical	1,490.82	3.01	0.00	4,419.99	2.97	0.00
Employee Benefits-Pension	8,679.17	17.50	0.00	26,037.51	17.50	0.00
Employer Tax Expense	5,915.08	11.93	0.00	17,917.60	12.04	0.00
Security/Lease Enforcement Fee For Service	1,785.00	3.60	0.00	5,355.01	3.60	0.00
Lease Enforcement Fee For Service Expense	3,155.60	6.36	0.00	9,466.80	6.36	0.00
<b>TOTAL GENERAL EXPENSES</b>	<b>46,124.98</b>	<b>92.99</b>	<b>0.00</b>	<b>137,385.06</b>	<b>92.33</b>	<b>0.00</b>
<b>HOUSING ASSISTANCE PAYMENTS</b>						
URP-PH-Tenant Utility Reimbursement-Public H	145.00	0.29	0.00	466.00	0.31	0.00
<b>TOTAL HOUSING ASSISTANCE PAYMENTS</b>	<b>145.00</b>	<b>0.29</b>	<b>0.00</b>	<b>466.00</b>	<b>0.31</b>	<b>0.00</b>
<b>FINANCING EXPENSE</b>						
Interest Expense - Energy Performance Contrac	2,236.39	4.51	0.00	6,932.49	4.66	0.00
<b>TOTAL FINANCING EXPENSES</b>	<b>2,236.39</b>	<b>4.51</b>	<b>0.00</b>	<b>6,932.49</b>	<b>4.66</b>	<b>0.00</b>

<b>TOTAL EXPENSES</b>	<b>353,945.65</b>	<b>713.60</b>	<b>0.00</b>	<b>1,020,390.59</b>	<b>685.75</b>	<b>0.00</b>
<b>NET INCOME</b>	<b>26,767.85</b>	<b>53.97</b>	<b>0.00</b>	<b>102,445.78</b>	<b>68.85</b>	<b>0.00</b>

**CASH**

Cash - General Fund	250,944.94
Cash - Central Office	613,729.28
Cash - Payroll	27,973.42
Cash - Rental	64,964.75
Cash - Sun Bank	61,993.07
Cash - Century Savings Bank	613,384.25
Interprogram-Due From Section 8	(11,295.40)
Interprogram-Due From HCFC	(35,217.85)
Interprogram-Due From HCPM	-
<b>Total Cash Available</b>	<b>1,586,476.46</b>

**RESTRICTED CASH**

Cash - AFLAC Unreimb Medical Exp	6,659.46
Cash - HRA Health Care Exp	52,853.98
Cash - Senior Services	-
Cash Restricted-Security Deposits	7,465.62
<b>Total Restricted Cash</b>	<b>66,979.06</b>